

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**

**Held on Monday, 26 September 2022 via Microsoft Teams, scheduled for 8:30**

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**1. OPENING AND WELCOME**

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 8:30 and welcomed everyone present.

**2. ATTENDANCE**

**Members of Committee**

Mr Jonathan Windvogel (JW) (Chairperson)  
Ms Cecilene Muller (CM) (Senior Heritage Officer)  
Ms Muneerah Solomon (MS) (Heritage Officer)  
Ms Corne Nortje (CN) (Heritage Officer)  
Ms Ayanda Mdludlu (AM) (Heritage Officer)  
Ms Chane Herman (CH) (Heritage Officer)  
Mr Robin George (RG) (Heritage Officer)  
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)  
Ms Natalie Kendrick (NK) (Heritage Officer)

**Members of Staff**

Ms Aneeqah Brown-Adams (AB) (Secretary)  
Ms Zikhona Signoya (ZS) (Admin Assistant)

**Legal Advisor**

Ms Penelope Meyer

**Visitors**

Mr. Mike Scurr  
Mr. Philip Smith

**Observers**

None

**3 Apologies**

Ms Khanyisile Bonile (KB) (Heritage Officer)  
Ms Sneha Jhupsee (SnJ) (Heritage Officer)

**Absent**

Mr Thando Zingange (TZ) (Heritage Officer)

#### **4. Approval of Agenda**

**4.1** 26 September 2022. The Committee resolved to approve the agenda with minor edits and additions. CM moves to adopt the agenda and RG seconds.

#### **5. Approval of Minutes of the Previous Meeting**

**5.1.1** 12 September 2022. The minutes are held over to 3 October 2022.

**5.1.2** 19 September 2022. The Committee resolved to approve the minutes approve with minor edits. MS moves to adopt the approval of the minutes and CM seconds.

#### **6. Disclosure of conflict of interest**

**6.1** None

#### **7. Confidential matters**

**7.1** None

#### **8. Standing Items**

**8.1** Site inspections undertaken

**8.2** Proposed Site Inspection

**8.3** Site Inspection Reports

**8.3.1** None

**8.4** Preparation for the upcoming Committee meetings

**8.4.1** BELCom 28 September 2022

**8.5** Interim and Close out Reports

**8.6** Incomplete Applications

#### **9. Administrative Matters**

**9.1** Signing and stamping of ROD's

- Item will be held over to next week's HOMs meeting.

**9.2** Stop works order and authorized work reporting

- Item will be held over to next week's HOMs meeting.

#### **10. Discussion of the agenda**

## **MATTERS TO BE DISCUSSED**

- 11.1 Proposed additions and alterations on Erf 51877, 16 Greenlawn Square, Claremont. S34-A&A**  
**Case no: 22072903CH0729E**

Ms Chane Herman introduced the item

### **DISCUSSION**

- Information received on 20 September 2022.
- Graded NCW
- Outside HPO
- COCT supports the proposal.
- Greater Lynfrae Civic Association indicated that the proposal is outside their commenting area.
- Belvedere East Civic Association supports the proposal.

### **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**CH**

- 11.2 Proposed additions and alterations on Erf 10791, 10 Marais Street, Strand. S34-A&A**  
**Case no: 22082509CM0830E**

Ms Cecilene Muller introduced the item

### **DISCUSSION**

- Additional information received on 19 September 2022.
- Graded IIIC
- Outside HPO
- Heldeberg Renaissance Foundation had no comment on the proposal.
- CoCT supports the proposal.
- The Committee notes that work has been completed.

### **DECISION**

HWC cannot condone illegal work. Section 51 letter to be issued.

**CM**

- 11.3 Proposed additions on Erf 23917, 9 St Annes Street, Maitland. S34-A&A**  
**Case no: 22081803CM0818E**

Ms Cecilene Muller introduced the item

### **DISCUSSION**

- Additional information received on 20 September 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has been completed.

### **DECISION**

HWC cannot condone illegal work. Section 51 letter to be issued.

**CM**

**11.4 Proposed additions and alterations on Erf 431, 6 Caledon Street, Stanford. S.31-A&A  
Case no: 22070603CM0725E**

Ms Cecilene Muller introduced the item

**DISCUSSION**

- Additional information received on 22 September 2022.
- HOMs graded IIIC
- Stanford Heritage Committee supports the proposal.
- Overstrand Heritage and Aesthetics committee support.
- Overstrand Municipality supports the proposal.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CM

**11.5 Proposed additions and alterations on Erf 47499, 59 Weltevreden Avenue, Rondebosch. S.34-A&A  
Case no: 21092022CM0908E**

Under investigation – case officer to clarify what work has commenced and what work must still be completed.

CM

**11.6 Proposed additions and alterations on Erf 9925, Constitution Street, Rahmaniye Primary,  
Zonnebloem, S.34-A&A  
Case no: 22061320SJ0621E**

Ms Muneerah Solomon introduced the item on behalf of SJ.

**DISCUSSION**

- Information received on 15 September 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- City bowl Residents and Ratepayers Association does not support the proposal.
- HOMs notes City bowl Residents and Ratepayers Association comments, the applicant responded to comment made by CIBRA.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SJ

**11.7 Proposed additions and alterations on Erf 63656, 42 Oak Avenue, Kenilworth, S34-A&A  
Case No: 22090604TZ0907E**

Mr Jonathan Windvogel introduced the item on behalf of TZ.

Mr Mike Scurr (Rennie Scurr Adendorf) and Mr Philip Smith (CoCT) was present and took part in the discussion.

## DISCUSSION

- Information received on 22 September 2022.
- Graded IIIB
- Outside HPO
- CoCT raised concerns.
- Referred to BELCom for their expertise.

## HELD OVER

Referred to BELCom on 13 October 2022. All parties to be invited.

TZ

## 12. NEW MATTERS

### 12.1 Proposed redevelopment of Erf 177646 as part of restitution process, District Six, Cape Town. S38-HIA case no: 21121706AM0214E

Ms Ayanda Mdludlu introduced the item

#### DISCUSSION

- IACom to conduct site inspection on the 14 October.

#### HELD OVER:

Referred to IACom on 19 October 2022.

AM

### 12.2 Proposed additions and alterations on PTN 56 on Farm 100, Robertson. S38-NID Case no: 22082515AM0919E

#### INCOMPLETE APPLICATION:

Site photographs required.

AM

### 12.3 Proposed additions and alterations on Erf 150, 16A Queen Victoria Street, Stanford. S31-A&A Case no: 2209108CH0919E

Ms Chane' Herman introduced the item

#### DISCUSSION

- HOMs graded NCW
- Inside HPO

#### DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

### 12.4 Proposed additions and alterations on Erf 505, 303 High Level Road, Fresnaye.34-A&A Case no: 22021004CM0919E

#### INCOMPLETE APPLICATION:

Seapoint For All comment and streetscape photographs required.

CM

**12.5 Proposed additions and alterations on Erf 71083, 1 Delaney Road, Plumstead.S34-A&A  
Case no: 22081912CM0919E**

Ms Cecilene Muller introduced the item

**DISCUSSION**

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**CM**

**12.6 Proposed additions and alterations on Erf 82837, 26 Stamen Street, Retreat. S34-A&A  
Case no: 22090511CM0919E**

Ms Cecilene Muller introduced the item

**DISCUSSION**

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**CM**

**12.7 Proposed additions and alterations on Erf 28697,1 Princess Street, Mowbray. S34-A&A  
case no:22091907MS0919E**

**INCOMPLETE APPLICATION**

Internal, external and streetscape photographs required.

**MS**

**12.8 Proposed additions and alterations on Erf 45656, 2 Erin Road, Rondebosch. S34-A&A  
case no: 22090703MS0919E**

**INCOMPLETE APPLICATION**

The committee requires the previous permit and plans as well as photographs of the areas where the proposed work is to take place.

**MS**

**12.9 Proposed development on Erf 1429, 16 Range Road, Blackheath S38-NID**  
**Case no: 22071107MS0919E**

Ms Muneerah Solomon introduced the item

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**MS**

**12.10 Proposed total demolition on Erf 1145, 7 Finchley Road, Camps Bay, S34-TD**  
**Case no: 220908101RG0919E**

Mr Robin George introduced the item

**DISCUSSION**

- Graded Not Conservation Worthy
- Outside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal.
- Camps Bay and Clifton Resident and Ratepayers Association supports the proposal.
- The Committee notes that comments of City of Cape Town and supports the trees not being removed.

**DECISION**

The Committee resolved to approve the application as there is insufficient heritage to warrant retention.

**RG**

**12.11 Proposed additions and alterations on Erf 14103, 5 Hohenort Avenue, Constantia, S34-A&A**  
**Case no: 22091501RG0919E**

Mr Robin George introduced the item

**DISCUSSION**

- Graded Not Conservation Worthy
- Outside Heritage Protection Overlay Zone
- Friends of Constantia Valley Greenbelt supports the proposal.
- City of Cape Town notes that the work has been completed.
- Constantia Residents and Ratepayers support the proposal
- The Committee notes that work has been completed.

**DECISION**

HWC cannot condone illegal work. Section 51 letter to be issued.

**RG**

**12.12 Proposed additions and alterations on Erf 3035, 51 Bryant Street, Bo-Kaap, S34-A&A**  
**Case no: 22091502RG0919E**

Mr Robin George introduced the item

**DISCUSSION**

- Graded IIIC
- Inside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal.
- Bo-Kaap Youth Movement did not comment within the 30-day commenting period.
- Bo-Kaap Civic Association does not support the proposal.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 13 October 2022.

RG

**12.13 Proposed additions and alterations on Erf 735-RE, 36 Hastings Street, Tamboerskloof, S34-Minor Works**

**Case no: 22091408RG0921E**

Mr Robin George introduced the item

**DISCUSSION**

- Graded IIIB
- Inside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal.
- City Bowl Ratepayers and Residents Association supports the proposal.
- The proposal was previously heard at BELCom.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 13 October 2022.

RG

**12.14 Proposed additions and alterations on Farm 1311, Klapmuts, Stellenbosch, S34-A&A**  
**Case no: 22091406RG0919E**

Mr Robin George introduced the item

**DISCUSSION**

- Graded IIIC
- Unknown HPO status
- Stellenbosch Municipality did not comment within the 30-day commenting period.
- Ward Councillor did not comment within the 30-day commenting period.
- Stellenbosch Heritage Foundation did not comment within the 30-day commenting period.
- Simon van De Stel Heritage Foundation did not comment within the 30-day commenting period.
- Stellenbosch Interest Group supports the proposal.
- Vernacular Architecture Society of South Africa had no objections.
- South African Institute of Architects supports the proposal.

**HELD OVER:**

Referred to HOMs on 3 October 2022. All parties to be invited.



- 12.15 Proposed subdivision of site Saints Simon and Jude Catholic Church, on Erf 5022, 174 St George's Street, Simons Town, S38-HIA**  
**Case no: 21121308RG0919E**

**INCOMPLETE APPLICATION:**

Applicant to do public participation process.

RG

- 12.16 Proposed development on Farm RE 572, Alto Wine Estate, Stellenbosch. S34-Minor Works**  
**Case no: 22091603SB0919E**

Ms Stephanie Barnardt-Delport introduced the item

**DISCUSSION**

- Minor works application
- Graded IIIB

**FURTHER REQUIREMENTS**

1. Photographs of areas where proposed maintenance will be taking place
2. Specification of lime mortars mixture

SB

- 12.17 Proposed new structure on Erf 6255, Claassen Road, University of Stellenbosch, Stellenbosch. S38(4)-NID**  
**Case no: 22090702SB0919E**

Ms Stephanie Barnardt-Delport introduced the item

**DISCUSSION**

- The site does not contain any known heritage resources or any structures or features of heritage significance.
- The site is located within the Grade II area of the Stellenbosch University campus.
- It is unlikely the the new building will have a negative visual impact.
- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

SB

- 12.18 Proposed upgrade of the public transport interchange on Erven 56694, PTN 56696, Cnr of Spine Road and Jephtha K Masemola Road, Khayelitsha S38(4)-NID**  
**case no: 22062218SB0919E**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- The proposal development forms part of the City of Cape Town plans to upgrade the public transport interchange (PTI) at Vuyani, Khayelitsha.
- There is no known heritage of site.
- There is no reason to believe that heritage resources will be impacted on.

## DECISION

The Committee resolved that no further studies are required.

SB

### 12.19 Proposed alterations and additions on Erf 1677, 222B High Level Road, Unit 5 Savoy, Sea Point. S34 A&A

Case no:22091503TZ0919E

#### HELD OVER:

Referred to HOMs on 3 October 2022.

TZ

### 12.20 Proposed additions and alterations on Erf 2412, Cnr Upper Buitenkant, Myrtle Street, S34-Minor Works

case no: 22091308TZ0919E

#### HELD OVER:

Referred to HOMs on 3 October 2022.

TZ

### 12.21 Proposed additions and alterations on Erf 752, Swartland Primary School, St Thomas Cnr of Dr Everard Street, Swartland. S34-Minor Works

case no: 22091203TZ0919E

#### HELD OVER:

Referred to HOMs on 3 October 2022.

TZ

### 12.22 Proposed additions and alterations on Erf 768, 15 Clydenbank Road, Sea Point. S34-Minor Works

case no: 22091208TZ0919E

#### HELD OVER:

Referred to HOMs on 3 October 2022.

TZ

### 12.23 Proposed additions and alterations on Erven 3080& 3081, 222 Upper Buitengracht, Bo-Kaap.S34-A&A

case no: 22090906TZ0919E

#### HELD OVER:

Referred to HOMs on 3 October 2022.

TZ

## 13. OTHER MATTERS

## 14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions CM moves to adopt the decisions and resolutions and AM seconds.

## 15. CLOSURE: 10:10

## 16. DATE OF NEXT MEETING: 3 October 2022

Chairperson.....

Secretariat: .....

APPROVED